BERKSHIRE HATHAWAY HomeServices | Drysdale Properties

LUXURY COLLECTION

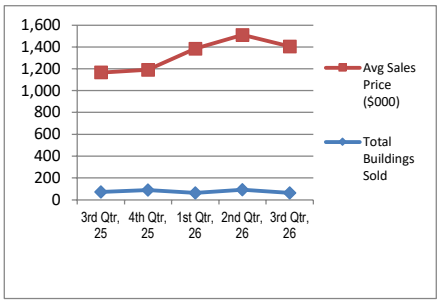
San Francisco Market Analysis...

10/16/2026

by Quarter

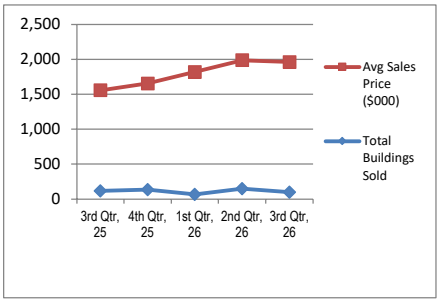
Single Family, 2BR 1BA

	Total Buildings Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	73	$1,167	$650	$1,900	$1,130	31	116%
4th Qtr, 25	90	$1,192	$365	$2,200	$1,144	27	116%
1st Qtr, 26	63	$1,384	$791	$2,236	$1,360	17	126%
2nd Qtr, 26	93	$1,510	$485	$3,000	$1,551	17	133%
3rd Qtr, 26	64	$1,403	$430	$2,860	$1,388	20	128%



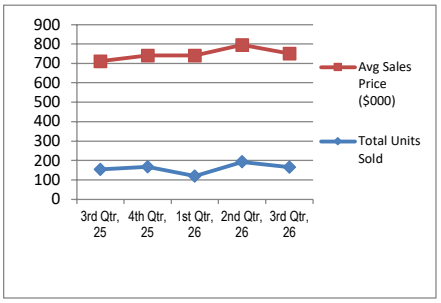
Single Family, 3BR 2BA

	Total Buildings Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	116	$1,558	$700	$3,600	$1,539	22	117%
4th Qtr, 25	137	$1,654	$600	$3,290	$1,510	21	119%
1st Qtr, 26	68	$1,819	$790	$3,760	$1,813	15	127%
2nd Qtr, 26	150	$1,988	$925	$5,500	$1,870	11	132%
3rd Qtr, 26	99	$1,962	$721	$4,340	$1,910	16	133%



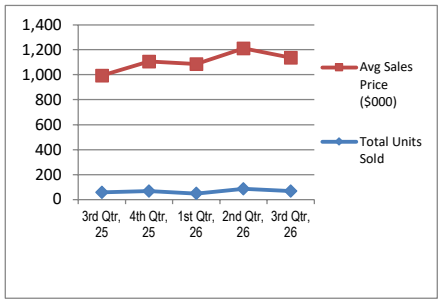
Condo/TIC, 1BR 1BA

	Total Units Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	154	$711	$339	$1,355	$704	67	99%
4th Qtr, 25	168	$740	$236	$1,795	$721	67	100%
1st Qtr, 26	120	$741	$325	$1,350	$700	71	102%
2nd Qtr, 26	193	$795	$321	$1,655	$760	38	103%
3rd Qtr, 26	166	$750	$265	$2,060	$700	62	103%



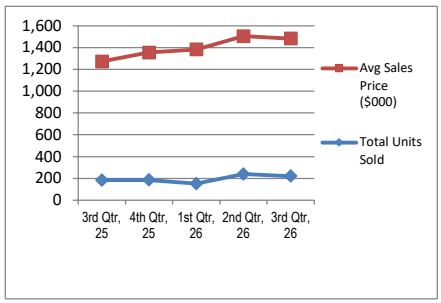
Condo/TIC, 2BR 1BA

	Total Units Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	59	$993	$378	$2,025	$995	55	106%
4th Qtr, 25	68	$1,107	$359	$2,055	$1,100	50	107%
1st Qtr, 26	49	$1,086	$340	$1,880	$1,120	45	110%
2nd Qtr, 26	86	$1,211	$575	$1,955	$1,224	24	113%
3rd Qtr, 26	69	$1,137	$500	$2,209	$1,010	29	112%



Condo/TIC, 2BR 2BA

	Total Units Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	184	$1,272	$310	$3,675	$1,185	64	101%
4th Qtr, 25	186	$1,355	$336	$2,895	$1,298	52	103%
1st Qtr, 26	152	$1,382	$506	$4,995	$1,311	36	105%
2nd Qtr, 26	240	$1,505	$422	$3,850	$1,432	35	106%
3rd Qtr, 26	221	$1,482	$411	$4,100	$1,450	28	108%



All prices in '000sed from data available from the San Francisco MLS as of the date of this report.

= lower than a year ago = higher than a year ago

Monthly updates available WWW.BOLDSF.COM

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by Quarter **Not updated or published**
by District

(Number of Bldgs - Avg Price)

Single Family, 2BR 1BA

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	3	1,300	22	1,309	11	1,051	5	1,213	3	1,550							10	1,141	20	996
1st Qtr, 24	3	1,300	22	1,309	11	1,051	5	1,213	3	1,550							10	1,141	20	996
2nd Qtr, 24	3	1,300	22	1,309	11	1,051	5	1,213	3	1,550							10	1,141	20	996
3rd Qtr, 24	3	1,300	22	1,309	11	1,051	5	1,213	3	1,550							10	1,141	20	996
1st Qtr, 25	3	1,300	22	1,309	11	1,051	5	1,213	3	1,550							10	1,141	20	996

Single Family, 3BR 2BA

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	6	1,743	28	1,549	7	1,448	13	1,739	11	2,080	2	1,875	2	2,247	1	2,154	11	1,740	15	1,064
1st Qtr, 24	6	1,743	28	1,549	7	1,448	13	1,739	11	2,080	2	1,875	2	2,247	1	2,154	11	1,740	15	1,064
2nd Qtr, 24	6	1,743	28	1,549	7	1,448	13	1,739	11	2,080	2	1,875	2	2,247	1	2,154	11	1,740	15	1,064
3rd Qtr, 24	6	1,743	28	1,549	7	1,448	13	1,739	11	2,080	2	1,875	2	2,247	1	2,154	11	1,740	15	1,064
1st Qtr, 25	6	1,743	28	1,549	7	1,448	13	1,739	11	2,080	2	1,875	2	2,247	1	2,154	11	1,740	15	1,064

Condo/TIC, 1BR 1BA

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	2	778	1	700	1	474	3	557	9	720	7	613	7	993	25	688	66	692	2	443
1st Qtr, 24	2	778	1	700	1	474	3	557	9	720	7	613	7	993	25	688	66	692	2	443
2nd Qtr, 24	2	778	1	700	1	474	3	557	9	720	7	613	7	993	25	688	66	692	2	443
3rd Qtr, 24	2	778	1	700	1	474	3	557	9	720	7	613	7	993	25	688	66	692	2	443
1st Qtr, 25	2	778	1	700	1	474	3	557	9	720	7	613	7	993	25	688	66	692	2	443

Condo/TIC, 2BR 1BA

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	4	1,083							19	1,156	5	827	4	1,244	3	1,225	7	842		
1st Qtr, 24	4	1,083							19	1,156	5	827	4	1,244	3	1,225	7	842		
2nd Qtr, 24	4	1,083							19	1,156	5	827	4	1,244	3	1,225	7	842		
3rd Qtr, 24	4	1,083							19	1,156	5	827	4	1,244	3	1,225	7	842		
1st Qtr, 25	4	1,083							19	1,156	5	827	4	1,244	3	1,225	7	842		

Condo/TIC, 2BR 2BA

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	3	1,170	3	1,062	3	759	3	910	12	1,336	13	1,113	15	1,552	42	1,421	48	1,200	5	738
1st Qtr, 24	3	1,170	3	1,062	3	759	3	910	12	1,336	13	1,113	15	1,552	42	1,421	48	1,200	5	738
2nd Qtr, 24	3	1,170	3	1,062	3	759	3	910	12	1,336	13	1,113	15	1,552	42	1,421	48	1,200	5	738
3rd Qtr, 24	3	1,170	3	1,062	3	759	3	910	12	1,336	13	1,113	15	1,552	42	1,421	48	1,200	5	738
1st Qtr, 25	3	1,170	3	1,062	3	759	3	910	12	1,336	13	1,113	15	1,552	42	1,421	48	1,200	5	738

All prices in '000s

Prepared from data available from the San Francisco MLS as of the date of this report.

Monthly updates available at: **WWW.BOLDSF.COM**

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LUXURY COLLECTION

San Francisco Market Analysis...

10/16/2026
by Quarter

2 Flat

	Total Buildings Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	69	$1,947	$695	$6,500	$1,700	45	104%
4th Qtr, 25	81	$2,179	$657	$12,700	$1,775	59	100%
1st Qtr, 26	50	$2,336	$825	$6,700	$2,088	39	111%
2nd Qtr, 26	86	$2,457	$833	$9,400	$2,065	31	114%
3rd Qtr, 26	**92**	**$2,759**	**$650**	**$11,500**	**$2,330**	**26**	**117%**

3 Flat

	Total Buildings Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	28	$1,865	$935	$4,000	$1,665	67	102%
4th Qtr, 25	27	$2,516	$900	$5,360	$2,095	49	99%
1st Qtr, 26	15	$2,288	$775	$5,500	$2,400	80	102%
2nd Qtr, 26	35	$2,239	$525	$7,850	$2,000	50	107%
3rd Qtr, 26	**25**	**$2,309**	**$1,116**	**$6,850**	**$1,945**	**45**	**105%**

4 Flat

	Total Buildings Sold	Average	Low	High	Median	Avg. Cumulative Days on Market	Premium
3rd Qtr, 25	22	$1,646	$815	$2,590	$1,583	68	97%
4th Qtr, 25	23	$1,753	$950	$3,250	$1,690	52	101%
1st Qtr, 26	14	$1,876	$1,300	$2,705	$1,859	46	100%
2nd Qtr, 26	31	$2,298	$930	$8,300	$1,900	31	102%
3rd Qtr, 26	**28**	**$2,003**	**$700**	**$4,500**	**$1,785**	**46**	**114%**

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10/16/2026

by Quarter **Not updated or published**
by District

2 Flat

(Number of Bldgs - Avg. Price)

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	13	1,523	8	1,488			1	1,190	18	2,106	5	1,252	4	2,961	7	3,050	6	1,417	2	1,065
1st Qtr, 24	13	1,523	8	1,488			1	1,190	18	2,106	5	1,252	4	2,961	7	3,050	6	1,417	2	1,065
2nd Qtr, 24	13	1,523	8	1,488			1	1,190	18	2,106	5	1,252	4	2,961	7	3,050	6	1,417	2	1,065
3rd Qtr, 24	13	1,523	8	1,488			1	1,190	18	2,106	5	1,252	4	2,961	7	3,050	6	1,417	2	1,065
1st Qtr, 25	13	1,523	8	1,488			1	1,190	18	2,106	5	1,252	4	2,961	7	3,050	6	1,417	2	1,065

3 Flat

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	1	1,738	2	1,105	1	1,350					2	1,800	3	2,547	1	2,325	1	1,550	1	1,600
1st Qtr, 24	1	1,738	2	1,105	1	1,350					2	1,800	3	2,547	1	2,325	1	1,550	1	1,600
2nd Qtr, 24	1	1,738	2	1,105	1	1,350					2	1,800	3	2,547	1	2,325	1	1,550	1	1,600
3rd Qtr, 24	1	1,738	2	1,105	1	1,350					2	1,800	3	2,547	1	2,325	1	1,550	1	1,600
1st Qtr, 25	1	1,738	2	1,105	1	1,350					2	1,800	3	2,547	1	2,325	1	1,550	1	1,600

4 Flat

District	1		2		3		4		5		6		7		8		9		10	
4th Qtr, 23	1	1,750	4	1,645					5	1,955	4	1,623			1	1,875	3	1,253		
1st Qtr, 24	1	1,750	4	1,645					5	1,955	4	1,623			1	1,875	3	1,253		
2nd Qtr, 24	1	1,750	4	1,645					5	1,955	4	1,623			1	1,875	3	1,253		
3rd Qtr, 24	1	1,750	4	1,645					5	1,955	4	1,623			1	1,875	3	1,253		
1st Qtr, 25	1	1,750	4	1,645					5	1,955	4	1,623			1	1,875	3	1,253		

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